

Woodbridge @ Hamilton Lake Homeowners Association
Balance Sheets

July 31, 2018 December 31, 2017

Assets

Assets:		
Wells Fargo Checking Account	\$ 45,208.96	\$ 100.00
Wells Fargo Money Market	114,112.82	175,366.76
Total Current Assets	<u>\$ 159,321.78</u>	<u>\$ 175,466.76</u>

Net Assets

Net Assets:		
Restricted Net Assets - Reserve Fund	\$ 114,112.82	\$ 175,366.76
Restricted Net Assets - Lake Assessment	-	-
Unrestricted Net Assets	100.00	100.00
Excess of Receipts Over Disbursements	45,108.96	0.00
Total Net Assets	<u>\$ 159,321.78</u>	<u>\$ 175,466.76</u>

Note: Accounts Receivable

	<u>\$ 4,844.07</u>	<u>\$ 3,237.36</u>
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Reserve Funds:

Balance as of December 31, 2017			Revised Dec. 2017
Funding	<u>Actual</u>	<u>Reserve Study</u>	
Transfers	\$ 175,366.76	\$ 175,366.76	
Expenditures	28,149.00	28,149.00	
Interest Earned	(89,502.57)	(140,221.00)	
Balance, End of Period	<u>99.63</u>	<u>141.00</u>	
	<u>\$ 114,112.82</u>	<u>\$ 63,435.76</u>	

Reserve Expenditures - Budget to Actual

	2017		2018	
	Reserve Study	Actual	Reserve Study	Actual
Asphalt Parking Lot Seal Coating	\$ 2,816	\$ -	\$ 2,905	\$ 3,175
Concrete Curb and Gutter	-	-	1,743	-
Cedar Shake Roofing	16,897	9,121	-	-
Clubhouse HVAC System	9,442	-	-	-
Clubhouse Water Heater	1,115	1,075	-	-
Clubhouse Furnishings	-	680	-	-
Restroom Refurbishing	5,914	-	6,100	-
Kitchen Refurbishing	-	-	3,050	-
Pool Plastering	23,233	21,580	-	-
Pool Lights	704	575	726	1,300
Pool Ladders & Rails	1,760	-	1,816	-
Pool Umbrellas	3,520	-	3,631	-
Pool Lounger	11,265	-	11,621	20,068
Pool Chair	8,448	-	8,715	-
Pool 48" Table	3,239	570	2,740	-
Pool Perimeter Fencing	3,379	2,606	1,394	-
Pool Area Ceramic Tile	634	-	654	-
Pool Filter Sand	774	642	-	-
Pool Filter Sand	774	642	-	-
Pool Filter Sand	774	642	-	-
Pool Pump	810	985	1,044	-
Pool Pump	810	-	1,044	985.0
Wooden Walkways	-	2,168	19,392	2,500
Tennis Court Asphalt Replacement	54,914	-	56,651	56,605
Wood Fencing	-	-	8,280	-
Lake Dredging	-	-	8,715	8,415
	<u>\$ 151,223</u>	<u>\$ 41,287</u>	<u>\$ 140,221</u>	<u>\$ 93,048</u>

Woodbridge @ Hamilton Lake Homeowners Association
Statement of Receipts & Disbursements

	July 31, 2018	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Prior YTD
Income							
6100 Assessment Income - Homeowner	\$ -	\$ -	\$ -	\$ 112,065.96	\$ 113,432.50	\$ (1,366.54)	\$ 111,228.76
6150 Assessment Income - Lake	-	-	-	-	-	-	-
6200 Late Fee	-	-	-	-	-	-	3.93
6300 Closing Letter Fee	75.00	143.75	(68.75)	3,000.00	1,006.25	1,993.75	2,875.00
6400 Clubhouse Rental Income	175.00	83.33	91.67	1,300.00	583.33	716.67	600.00
6500 Tennis Court Fees	-	-	-	520.00	800.63	(280.63)	1,265.00
6550 Neighborhood Directory Advertising	-	-	-	-	-	-	-
6600 Bercher Homes Sign	-	-	-	375.00	-	375.00	375.00
6700 Miscellaneous	10.00	-	10.00	41.40	-	41.40	-
Total Income	260.00	227.08	32.92	117,302.36	115,822.72	1,479.64	116,347.69
Expense							
Audit, Tax & Insurance							
7000 Audit/Accounting	500.00	500.00	-	3,500.00	3,500.00	-	3,500.00
7010 Tax Preparation Fees	-	-	-	-	-	-	-
7050 Insurance	-	-	-	-	-	-	-
Total Audit, Tax & Insurance	500.00	500.00	-	3,500.00	3,500.00	-	3,500.00
General & Administrative:							
7100 Legal Fees	-	16.67	(16.67)	30.00	116.67	(86.67)	30.00
7120 Bank Charges	-	-	-	-	-	-	-
7130 Postage & Mail	-	14.35	(14.35)	102.00	124.98	(22.98)	130.60
7140 Printing & Reproduction	47.96	96.24	(48.28)	73.49	139.11	(65.62)	81.12
7150 Office Supplies	-	20.83	(20.83)	171.61	145.83	25.78	-
7160 Website Maintenance	180.00	200.00	(20.00)	180.00	200.00	(20.00)	180.00
Total General & Administrative	227.96	348.09	(120.13)	557.10	726.59	(169.49)	421.72
Clubhouse Maintenance & Social							
7200 Clubhouse Maintenance	130.00	-	130.00	670.00	888.90	(218.90)	538.20
7210 Social Activities	-	200.00	(200.00)	445.65	1,400.00	(954.35)	662.59
7220 Welcome Committee	-	2.08	(2.08)	-	14.58	(14.58)	-
7225 Clubhouse Cleaning	225.00	148.15	76.85	1,193.00	1,185.19	7.81	1,200.00
7230 Janitorial Supplies	-	-	-	113.89	39.73	74.16	19.58
Total Clubhouse Maint & Social	355.00	350.23	4.77	2,422.54	3,528.40	(1,105.86)	2,420.37
Recreation Area:							
7300 Pool Operation & Mgmt	2,232.00	1,071.43	1,160.57	5,665.36	4,285.71	1,379.65	6,639.00
7310 Pool Repairs	376.83	129.93	246.90	376.83	1,767.04	(1,390.21)	544.00
7320 Pool Supplies	150.00	-	150.00	158.50	238.07	(79.57)	671.49
7330 Pool Monitoring	-	255.10	(255.10)	-	520.41	(520.41)	510.00
7340 Pool Permit	-	-	-	315.00	300.00	15.00	280.00
7350 Tennis Supplies	-	-	-	15.87	-	15.87	-
7360 Tennis/Pavilion Misc	-	-	-	-	-	-	1,165.72
7370 Playground	-	-	-	-	750.00	(750.00)	1,594.95
Total Recreational Area	2,758.83	1,456.46	1,302.37	6,531.56	7,861.23	(1,329.67)	11,405.16

